## CERTIFICATE OF OWNERSHIP AND DEDICATION

LHEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF ARLINGTON, THAT I HEREBY FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS STREETS, - ALLEYS, WALKS, PARKS, OPEN SPACE AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED-AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL THE .- OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY. ALL PROPERTY SHOWN ON THIS SHORT PLAT AS DEDICATED FOR PUBLIC USE SHALL BE DEEMED TO BE DEDICATED FOR ANY OTHER PUBLIC USE AUTHORIZED BY LAW WHEN -- SUCH OTHER USE IS EAPPROVED BY ARLINGTON CITY COUNCIL IN THE PUBLIC INTEREST. I SHALL-FURTHER UNDERTAKE TO DEFEND, PAY AND SAVE HARMLESS, -ANY GOVERNMENTAL AUTHORITY, INCLUDING THE CITY OF ARLINGTON, IN RESPECT OF ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY INCLUDING THE GITY OF ARLINGTON WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY - THE ESTABLISHED CONSTRUCTION, DRAINAGE OR MAINTENANCE OF SAID RIGHT-OF-WAY OR OTHER AREAS SO DEDICATED.

IN MITNESS WHEREOF, WE SET OUR HANDS AND SEALS ON THIS \_\_\_\_\_ MARCH --- 2005,

PROVIDENT FUNDING ASSOCIATES, LP

## CONDITIONS AND RESTRICTIONS . --

(1) NO LOT OR PORTION OF A LOT IN THIS PLAT SHALL BE RE-DIVIDED AND SOLD EXCEPT IN CONFORMANCE WITH RCW CHAPTER 58.17, AND ALL APPLICABLE ZONING ORDINANCES OF THE

(2) WELL PROTECTION ZONES ARE SHOWN IN THE SNOHOMISH HEALTH DISTRICT REGORDS. FOR LOT 26B OF THIS PLAT. THE WELL PROTECTION ZONES\_ARE NOT BASED ON ACTUAL "-CONSTRUCTED WELLS. THE WELL PROTECTION ZONE MAY-REQUIRE REVISION IF THE WELL CANNOT BE LOCATED AS PROPOSED. IF MOVED, THE 100 FOOT RADIUS WELL PROTECTION ZONE SHALL NOT EXTEND BEYOND THE SUBDIVISION EXTERIOR BOUNDARIES WITHOUT WRITTEN GONSENT AND RECORDED WELL PROTECTION COVENANT FROM THE AFFECTED PROPERTY OWNER(S). AFTER INSTALLATION OF ANY WATER WELL TO SERVE LOTS WITHIN THIS SUBDIVISION, ALL OWNER(S) AND SUCCESSORS AGREE TO MAINTAIN 100 FOOT WELL PROTECTION ZONES IN COMPLIANCE WITH CURRENT STATE AND LOCAL WELL SETTING AND CONSTRUCTION REGULATIONS, WHICH AT A MINIMUM, PREVENT INSTALLATION OF DRAINFIELDS WITHIN THE WELL PROTECTION ZONE. THE REVISION OF THE WELL PROTECTION ZONE LOCATION IS A PRIVATE MATTER BETWEEN THE \_-----AFFECTED LOT OWNERS AND DOES NOT REQUIRE A PLAT ALTERATION.

(3) SUBJECT TO AN EASEMENT AS SHOWN ON THE SURVEY RECORDED UNDER AUDITOR'S-FILE NUMBER 7808210356 AS FOLLOWS: A NONEXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUBLIC UTILITY DISTRICT NO. I OF SNOHOMISH COUNTY AND GENERAL TELEPHONE COMPANY OF THE NORTHWEST INC. AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, ON OVER, AND UNDER ALL ROADS DESIGNATED AS "60 FOOT NON-EXCLUSIVE EASEMENT ROAD" TOGETHER WITH THE EXTERIOR 7 FEET PARALLEL AND ADJACENT TO SAID ROAD, ON THE ACCOMPANYING MAPS OF THE FIVE ACRE SUBDIVISION FOR R.J.R. ASSOCIATES IN WHICH TO INSTALL, EITHER AERIAL OR UNDERGROUND, CABLES, CONDUITS, AND WIRES TOGETHER WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER PROPERTIES WITH ELECTRIC AND PHONE SERVICE; TOGETHER WITH THE RIGHT TO ENTER UPON THE ROADS AND LOTS AT ALL TIMES FOR THE PURPOSES STATED.

(4) SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN INSTRUMENT RECORDED OCTOBER 4, 1978 AND OCTOBER 4, 1978 UNDER RECORDING NUMBER 7810040307 AND 7810040308, RESPECTIVELY.

(5) DECLARATION OF EASEMENTS AND PROTECTIVE COVENANTS (FOR WATER SYSTEM) CONTAINED IN INSTRUMENT RECORDED OCTOBER 29, 1984 AND MARCH 6, 1985 UNDER RECORDING NUMBER 8410290200 AND 8503060322, RESPECTIVELY.

(6) SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN INSTRUMENT RECORDED MARCH 6, 1985 UNDER RECORDING NUMBER 8503060321.

(7) EASEMENT AND THE CONDITIONS THERE OF CONTAINED IN INSTRUMENT RECORDED JULY 3, 1989 AND UNDER RECORDING NUMBER 8907060273.

(8) DECLARATION OF EASEMENTS AND PROTECTIVE COVENANTS (FOR EXPANDED WATER SYSTEM) CONTAINED IN INSTRUMENT RECORDED JULY 3, 1989 AND UNDER RECORDING NUMBER 8907060274.

(9) SUBJECT TO AMENDMENT AND/OR MODIFICATION OF SAID RESTRICTIONS RECORDED NOVEMBER 22, 1991 AND UNDER RECORDING NUMBER 9112200449.

(IO) SUBJECT TO LIABILITY FOR ASSESSMENTS CONTAINED IN INSTRUMENT RECORDED NOVEMBER 22, 1991 UNDER RECORDING NUMBER 9112200449.

(II) LOT 26A AND LOT 26B ARE SUBJECT TO A NO PROTEST AGREEMENT OF FUTURE CITY OF ARLINGTON LOCAL IMPROVEMENT DISTRICTS THAT MAY BE FORMED TO PROVIDE FUTURE UTILITY AND ROAD IMPROVEMENTS.

(12) FUTURE BUILDINGS LOCATED ON LOT 26A AND LOT 26B OF THIS SHORT PLAT MAY BE SUBJECT TO SPECIAL FIRE SAFETY CONSTRUCTION REQUIREMENTS AT BUILDING PERMIT APPROVAL AS REQUIRED BY CITY OF ARLINGTON.

(13) THIS LAND IS WITHIN THE INFLUENCE OF THE ARLINGTON MUNICIPAL AIRPORT, ON WHICH AERONAUTICAL ACTIVITIES AS DEFINED IN RCW CHAPTER 14.08 AND ARLINGTON MUNICIPAL CODE TITLE 14 ARE AND MAY BE CONDUCTED, INCLUDING OVERFLIGHT ACTIVITIES AND ACTIVITIES CREATING NOISE IMPACTS ON THE PROPERTY.

(14) ALL OUTDOOR STREET LAMPS SHALL BE DOWN SHIELDED TO REDUCE LIGHT SOURCES THAT MAY EFFECT AIRCRAFT OPERATIONS.

## RAYMOND E. TIBEAU JR. SHORT PLAT FILE NO. Z-04-065-FSP

LOT 26, VOLUME 8 OF SURVEYS, PAGES 37 \$ 38 A PORTION OF THE NW 1/4, SE 1/4, SECTION 14, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. CITY OF ARLINGTON, SNOHOMISH COUNTY

(15) CRITICAL AREA PROTECTION EASEMENT: THIS OPEN SPACE TRACT IS INTENDED TO PROTECT THE STEEP SLOPES AND ITS DESIGNATED BUFFERS - POTENTIAL HABITAT FOR BULL TROUT, AND ENDANGERED SPECIES - AND ITS ASSOCIATED WETLANDS, AND SHALL PRECLUDE; GRADING OR ANY RECONTOURING OF THE LAND; PLACEMENT OF STRUCTURES, WELLS, LEACH FIELDS, UTILITY LINES AND/OR EASEMENTS, AND ANY OTHER THING; VEHICLE ACTIVITY; GRAZING; DUMPING; AND THE ADDITION OR REMOVAL OF VEGETATION, EXCEPT THAT VEGETATION MAY BE SELECTIVELY REMOVED UPON WRITTEN ORDER OF THE CITY'S FIRE CHIEF FOR THE EXPRESS PURPOSE OF REDUCING AN IDENTIFIED HAZARD; AND EXCEPT THAT UNDERGROUND UTILITY LINES MAY BE PLACED IN THE BUFFER AREAS IN LOCATIONS APPROVED BY THE CITY'S NATURAL RESOURCES MANAGER. IN ADDITION, STREAM RESTORATION ACTIVITIES MAY OCCUR PER A RESTORATION PLAN APPROVED BY THE PLANNING MANAGER.

#### **ACKNOWLEDGMENTS**

STATE OF WASHINGTON )

COUNTY OF SNOHOMISH)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT RAYMOND E. TIBEAU JR. IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT. DATED: March 1

NOTARY PUBLIC MAY 29, 2005

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON NOTARY NAME TO BE PRINTED)

RESIDING AT: Marysuile MY APPOINTMENT EXPIRES 5-29-05

- - - STATE OF WASHINGTON )

LGERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JULIE ANN TIBEAU IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HER FREE AND VOLUNTARY ACT FOR THE -- USES AND PURPOSES MENTIONED IN THE INSTRUMENT. DATED: March

SUE ELLEN PIKE NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

- - RESIDING AT: MAYUSVILLE MY APPOINTMENT EXPIRES 5-39-05

STATE OF LALLACE

/ J CERTIFY THAT I KNOW OR HĀVE SATISFACTORY EVIDENCE THĀT LIRESTER SON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HEASHE SIGNED THIS INSTRUMENT ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE 1/2 PROVIDENT FUNDING ASSOCIATES LP.; IS A CORPORATION OF CALLED TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND. PURPOSES MENTIONED IN THE INSTRUMENT.

DATED

NOTARY PUBLIC IN AND FOR THE STATE OF CALLET

Anneal Description of the Committee of t BARBARA WOLSKO Commission # 1499392 Notary Public - California Sonoma County My Comm. Expires Aug 6, 2008 MY APPOINTMENT EXPIRES

" NOTARY NAME TO BE PRINTED) RESIDING AT: 2000

### LEGAL DESCRIPTION

LOT 26 OF SURVEY RECORDED IN VOLUME 8 OF SURVEYS, PAGES 37 AND 38, UNDER AUDITOR'S FILE NO. 7808210356, RECORDS OF SNOHOMISH COUNTY, STATE OF WASHINGTON. BEING A PORTION OF THE SOUTH HALF OF SECTION 14, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.;

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON

(LEGAL DESCRIPTION FROM CHICAGO TITLE INSURANCE COMPANY; SHORT PLAT CERTIFICATE ORDER NO. 5709554, DATED APRIL 19, 2004)

CIT ENGINEER APPROVAL

EXAMINED AND APPROVED THIS 21 DAY OF HOCIL 2005, AS TO ADEQUACY OF THE PROPOSED MEANS OF SEWAGE DISPOSAL AND WATER SUPPLY AS TO THE DESIGN OF SEWAGE AND WATER SYSTEMS AND OTHER STRUCTURES AS TO THE SURVEY DATA, THE LAYOUT OF STREETS, ALLEYS AND OTHER RIGHT-OF-WAYS. NOTE- THE CITY OF ARLINGTON DOES NOT IN ANY WAY WARRANT NOR GUARANTEE THE ACCURACY OF THE SURVEY.

CERTIFICATE OF SUBDIVISION APPROVAL

I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN ON THIS SHORT PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH TITLE 20 OF THE CITY OF ARLINGTON MUNICIPAL CODE, AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE PLANNING MANAGER, SUBJECT TO IT BEING RECORDED IN THE SNOHOMISH COUNTY AUDITOR'S OFFICE WITHIN 60 DATS OF THE DATE BELOW

PLANNING MANAGER, GITY OF ARLINGTON

CERTIFICATE OF CITY TREASURER

HEREBY CERTIFY THAT ALL MONIES AND DEBTS PERTAINING TO THIS SUBDIVISION WERE PAID TO THE CITY OF ARLINGTON THE DISTORY OF

FINANCE DIRECTOR/CITY TREASURER

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, AND A DEED DESCRIPTION RECORDED UNDER AUDITOR FILE NUMBER 200309300218, SNOHOMISH COUNTY RECORDS; THAT EXTERIOR SHORT PLAT BOUNDARY, AND ALL INTERIOR LOT CORNERS HAVE BEEN SET UNDER MY SUPERVISION AND UNDER STANDARDS SPECIFIED IN W.A.C. 332.130.070 AND 332.130.090; THAT ALL STREETS CENTERLINE MONUMENTS WITHIN THE SHORT PLAT HAVE BEEN MONUMENTED AS APPROVED BY THE CITY; THAT THE -BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM "INFORMATION AS REFERENCED HEREIN; AND THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH PROVISIONS OF RCW 58.17. WITNESS MY ORIGINAL SIGNATURE - REGISTRATION NUMBER AND SEAL THIS DAY OF 274 FEBRUARY 2005.

THOMAS E. BARRY, PROFESSIONAL/LAND SURVEYOR CERTIFICATE NO. 28067

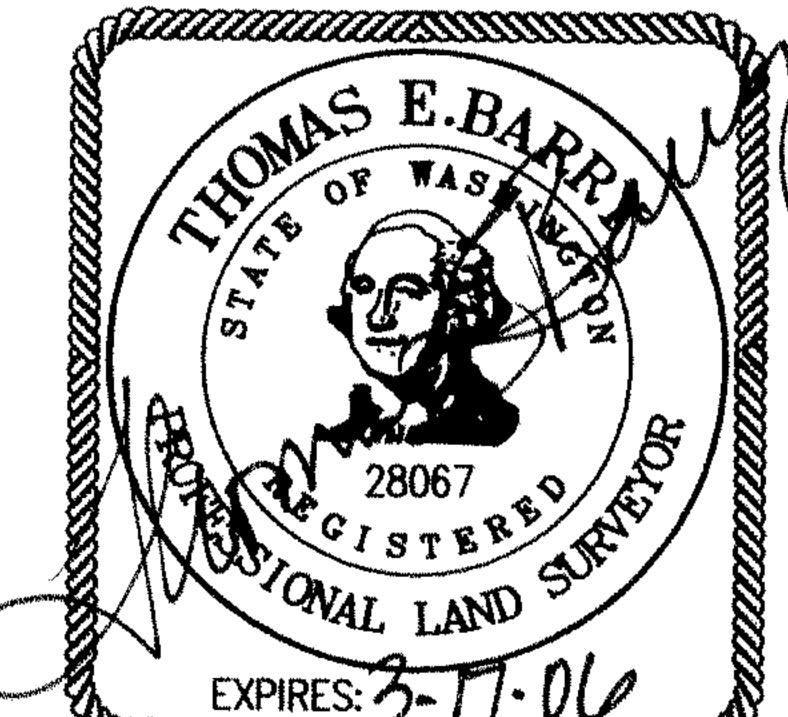
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OF ARLINGTON Z-04-065-F5P

RAYMOND E. TIBEAU JR.

LOT 26, VOLUME 8 OF SURVEYS, PAGES 37 & 38 SECTION 14, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. CITY OF ARLINGTON, SNOHOMISH COUNTY

STATE OF WASHINGTON



# AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 22Nd DAY OF \_ADVI\_\_ 2005 AT 11:05 AM. IN VOLUME\_\_\_ OF SHORT PLATS AT PAGE \_\_\_, AT THE REQUEST OF THOMAS E. BARRY, UNDER AUDITOR'S FILE NO. <u>200504225114</u> \_, RECORDS OF SNOHOMISH

COUNTY AUDITOR

BY DEPUTY

and ASSOCIATES INC.

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LAND SURVEYS, MAPS, AND LAND USE PLANNING

307 N. OLYMPIC, SUITE 205 ARLINGTON, WASHINGTON 98223 (360) 435-3777 FAX (360) 435-4822

DATE: AUG. 2004 BY: M.J.S. | SCALE: ---PROJECT NO. 03121 F.B. 5-31

COUNTY, WASHINGTON.

